



Petition Number: 1906-PUD-14

Project Name: Monon Hills Planned Unit Development

Subject Site Address: 1111 156th Street, Carmel IN 46032 (the "Property")

Petitioner: Noah Herron (the "Petitioner")

Representative: Wyatt Johnson, 40th Parallel Surveying LLC

Request: Requests a change in zoning review of 8 acres +/- from AG-SF1: Agricultural / Single-Family Residential District to the Fox Hollow PUD District.

Current Zoning: AG-SF1: Agricultural / Single-Family Residential

Current Land Use: Single-Family Residential

Approximate Acreage: 8 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Proposed Ordinance 19-17
6. Redline
7. Neighbor Meeting Notes

Staff Reviewer: Jonathan Dorsey, Associate Planner

PETITION HISTORY

Formerly known as the Fox Hollow Planned Unit Development. The petition was introduced at the May 13, 2019, City Council meeting. The Petitioner held a neighborhood meeting on May 30, 2019 and a public hearing at the June 3, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at 1111 156th Street (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agricultural / Single-Family Residential. Adjacent properties to the south is zoned SF2: Single-Family Low Density. Surrounding properties to the north, east, and west are all currently located within the Viking Meadows PUD district.

Project Description: The Petitioner is requesting a change of zoning to the Fox Hollow PUD District (Ordinance 19-17) that would allow for commercial development. The proposed PUD Ordinance establishes the SF2: Single-Family Low Density as the Underlying Zoning District.

Permitted Uses: The proposed PUD Ordinance defaults to the permitted and prohibited uses of the SF2: Single-Family Low Density.

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, except as modified below:

	Proposed PUD	SF2 District
Minimum Lot Frontage	50'	50'
Minimum Lot Width	100'	100'
Minimum Lot Area	15,000 sq ft	15,000 sq ft
Minimum Setbacks		
Front Yard	30'	30'
Side Yard	12'	12'
Rear Yard	30'	30'
Maximum Building Height	Two and one-half stories	Two and one-half stories
Minimum Lot Frontage	50'	50'

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

Architectural Standards: The proposed PUD Ordinance would require that the front doors of Lots 1, 2, and 3, as identified on the Concept Plan (see **Exhibit 3**) shall face east. The front door the dwelling on Lot 4 shall not be permitted to face 156th Street. The PUD Ordinance also incorporates a Character Exhibit (see **Exhibit 4**) which provides examples of specific design elements that contribute to the intent and vision for the development of the Property.

Internal Pedestrian Network Standards: Shall not apply.

Landscaping Standards: The proposed PUD Ordinance would modify several of the landscaping requirements of Article 6.8, as highlighted below:

1. **Open Space and Amenity Standards:** Shall not apply
2. **External Street Frontage Landscaping:** Shall not apply, rather existing landscaping in the District shall be maintained.

COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Existing Suburban Residential area. Detached dwellings, Attached dwellings, Institutional uses, Recreational uses, and similar uses are contemplated as appropriate uses within the Existing Suburban area. Along with development that ensures that infill development is compatible in mass, scale, density, materials, and architectural style to existing developments. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held on the June 3, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the May 13, 2019, Council meeting.

DEPARTMENT COMMENTS

1. Action: Because the plans comply with all applicable ordinances, after the public hearing, unless the Plan Commission has any concerns regarding the proposal, Staff recommends sending a recommendation to City Council for 1906-PUD-14 (Ord. 19-17).

3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.